

Notice of Completion & Environmental Document Transmittal

2020109002

Mail to: State Clearinghouse, P. O. Box 3044, Sacramento, CA 95812 - (916) 445-0613

See NOTE Below:

Project Title: CEDAR ROAD TOWNHOMES

Lead Agency: CITY OF VISTA Contact Person: CHRIS WINTERS

Street Address: 200 CIVIC CENTER DR. Phone: (760) 643-5394 City: VISTA Zip: 92084 County: SAN DIEGO

PROJECT LOCATION:

County: SAN DIEGO City/Nearest Community: VISTA

Cross Streets: CEDAR ROAD /WEST DRIVE Total Acres: 1.95

Lat. / Long. 33° 12' 20.4" N - 117° 16' 16.3" W

Assessor's Parcel Nos. 166-051-05

Within 2 Miles: State Hwy #: 78 Waterways: BUENA VISTA CREEK LOMA ALTA CREEK

Airports: N/A Railways: NCTD SPRINTER Schools: GRAPEVINE ELEM.; VISTA INNOVATION & DESIGN ACAD.; OLIVE ELEM.; BREEZE HILL ELEM.

DOCUMENT TYPE:

- | | | | | | | |
|-------|---|--|-------|------------------------------------|--------|---|
| CEQA: | <input type="checkbox"/> NOP | <input type="checkbox"/> Supplement/Subsequent | NEPA: | <input type="checkbox"/> NOI | OTHER: | <input type="checkbox"/> Joint Document |
| | <input type="checkbox"/> Early Cons | <input type="checkbox"/> EIR (Prior SCH No.) | | <input type="checkbox"/> EA | | <input type="checkbox"/> Final Document |
| | <input checked="" type="checkbox"/> Neg Dec | <input type="checkbox"/> Other: | | <input type="checkbox"/> Draft EIS | | Other: _____ |
| | <input type="checkbox"/> Draft EIR | | | <input type="checkbox"/> FONSI | | |

City of Vista Office of Planning & Research

OCT 05 2020

LOCAL ACTION TYPE:

- | | | | |
|---|---|--|---|
| <input type="checkbox"/> General Plan Update | <input type="checkbox"/> Specific Plan | <input type="checkbox"/> Rezone | <input type="checkbox"/> Annexation |
| <input type="checkbox"/> General Plan Amendment | <input type="checkbox"/> Master Plan | <input type="checkbox"/> Prezone | <input type="checkbox"/> Redevelopment |
| <input type="checkbox"/> General Plan Element | <input type="checkbox"/> Planned Unit Development | <input type="checkbox"/> Special Use Permit | <input type="checkbox"/> Coastal Permit |
| <input type="checkbox"/> Community Plan | <input checked="" type="checkbox"/> Site Development Plan | <input checked="" type="checkbox"/> Land Division (Subdivision, Parcel Map, Tract Map, etc.) | <input checked="" type="checkbox"/> Other: Condo Permit |

STATE CLEARINGHOUSE

DEVELOPMENT TYPE:

- | | |
|---|---|
| <input checked="" type="checkbox"/> Residential: Units: 35 Acres | <input type="checkbox"/> Water Facilities: Type <u>n/a</u> MGD <u>n/a</u> |
| <input type="checkbox"/> Office: Sq. Ft. <u>n/a</u> Acres <u>n/a</u> Employees <u>n/a</u> | <input type="checkbox"/> Transportation: Type <u>n/a</u> |
| <input type="checkbox"/> Commercial: Sq. Ft. <u>n/a</u> Acres <u>n/a</u> Employees <u>n/a</u> | <input type="checkbox"/> Mining: Mineral <u>n/a</u> |
| <input type="checkbox"/> Industrial: Sq. Ft. <u>n/a</u> Acres <u>n/a</u> Employees <u>n/a</u> | <input type="checkbox"/> Power: Type <u>Watts n/a</u> |
| <input type="checkbox"/> Educational: <u>n/a</u> | <input type="checkbox"/> Waste Treatment: Type <u>n/a</u> |
| <input type="checkbox"/> Recreational: <u>n/a</u> | <input type="checkbox"/> Hazardous Water: Type <u>n/a</u> |
| | <input type="checkbox"/> Other: |

PROJECT ISSUES DISCUSSED IN DOCUMENT:

- | | | | |
|---|--|---|--|
| <input checked="" type="checkbox"/> Aesthetic/Visual | <input type="checkbox"/> Fiscal | <input checked="" type="checkbox"/> Recreation/Parks | <input checked="" type="checkbox"/> Vegetation |
| <input checked="" type="checkbox"/> Agricultural Land | <input checked="" type="checkbox"/> Flood Plain/Flooding | <input type="checkbox"/> Schools/Universities | <input checked="" type="checkbox"/> Water Quality |
| <input checked="" type="checkbox"/> Air Quality | <input checked="" type="checkbox"/> Forest Land/Fire Hazard | <input type="checkbox"/> Septic Systems | <input checked="" type="checkbox"/> Water Supply/Ground Water |
| <input checked="" type="checkbox"/> Archaeological/Historical | <input checked="" type="checkbox"/> Geological/Seismic | <input checked="" type="checkbox"/> Sewer Capacity | <input checked="" type="checkbox"/> Wetland/Riparian |
| <input checked="" type="checkbox"/> Biological Resources | <input checked="" type="checkbox"/> Minerals | <input checked="" type="checkbox"/> Soil Erosion/Compaction/Grading | <input checked="" type="checkbox"/> Growth Inducement |
| <input type="checkbox"/> Coastal Zone | <input checked="" type="checkbox"/> Noise | <input checked="" type="checkbox"/> Solid Waste | <input checked="" type="checkbox"/> Land Use |
| <input checked="" type="checkbox"/> Drainage/Absorption | <input checked="" type="checkbox"/> Population/Hsg. Balance | <input checked="" type="checkbox"/> Toxic/Hazardous | <input checked="" type="checkbox"/> Cumulative Effects |
| <input type="checkbox"/> Economic/Jobs | <input checked="" type="checkbox"/> Public Services/Facilities | <input checked="" type="checkbox"/> Traffic/Circulation | <input checked="" type="checkbox"/> Other: GHG Emissions, Energy, Wildfire |

Present Land Use/Zoning/General Plan Use

Land Use: VACANT LOT/Zoning: R-M (21) (Multi-Family Residential - 21 Units/Acre)/General Plan: HD (High Density Residential)

Project Description: The applicant seeks approval of a Site Development Plan, Condominium Permit, and Tentative Subdivision Map to construct a 35-unit condominium development on a vacant, previously developed site. The 35 townhome units would consist of two- and three-bedroom units and would be located in five 2-story buildings (three buildings would consist of 2-stories over basement garages). Development of the project would include utility connections and drainage improvements, vehicular parking with driveway access off cedar road, and landscaping.

Reviewing Agencies Checklist

Form A, continued

KEY S = Document sent by lead agency X = Document sent by SCH ✓ = Suggested distribution
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Resources Agency

- Boating & Waterways
- Coastal Commission
- Coastal Conservancy
- Colorado River Board
- Conservation, Dept. of
- Fish & Game
- Forestry & Fire Protection
- Office of Historic Preservation
- Parks & Recreation
- Reclamation Board
- S.F. Bay Conservation & Development Commission
- Water Resources (DWR)

Business, Transportation & Housing

- Aeronautics
- California Highway Patrol
- CALTRANS District #11
- Department of Transportation Planning (headquarters)
- Housing & Community Development
- Food & Agriculture

Health & Welfare

- Health Services

State & Consumer Services

- General Services
- OLA (Schools)

Public Review Period (to be filled in by lead agency)

Starting Date 10/5/2020

Ending Date 11/4/2019

Signature Chris Winters *Chris Winters*

Date 09/30/2020

Environmental Protection Agency

- Air Resources Board
- California Waste Management Board
- SWRCB: Clean Water Grants
- SWRCB: Delta Unit
- SWRCB: Water Quality
- SWRCB: Water Rights
- Regional WQCB #9 (SAN DIEGO)

Youth & Adult Corrections

- Corrections

Independent Commissions & Offices

- Energy Commission
- Native American Heritage Commission
- Public Utilities Commission
- Santa Monica Mountains Conservancy
- State Lands Commission
- Tahoe Regional Planning Agency

Other _____

Lead Agency (Complete if applicable):
Consulting Firm: Summit Environmental Group, Inc.
Address: 2810 Cazadero Drive
City/State/Zip: Carlsbad, CA 92009
Contact: Leslea Meyerhoff, AICP, Principal: (760) 804-9144

Applicant: Rancho Estates Inc.; Attn.: Bill Goodin
Address: P.O. Box 675101
City/State/Zip: Rancho Santa Fe, CA 92067
Phone: (858) 229-5578

For SCH Use Only:
Date Received at SCH _____
Date Review Starts: _____
Date to Agencies _____
Date to SCH _____
Clearance Date _____
Notes: _____